

FOR LEASE

25,193 SF INDUSTRIAL SPACE



3800 E. 48th Avenue, Denver, CO 80216

Property Highlights

- » 25,193 SF completely renovated industrial space
- » Brand new office space built out
- » Fully sprinklered space
- » Brand new HVAC, heaters, electrical, and plumbing
- » All new dock-high doors
- » Entire exterior of building new paint
- » All new windows and doors
- » 300 tons of newly graded gravel added to yard and side parking lot
- » Power: Three phase, 480 volt, 600 amp with ability to raise to 4,000 amp

Property Details

Availability	25,193 SF
Clear Height	13' to 18'
Building Size	46,977 SF
Lot Size	2.28 Acres
Year Built / Renovated	1955 / 2025

Lease Rate: \$9/SF NNN

For more information:

TAYLOR ROY
949-701-0164
taylor@malmancr.com

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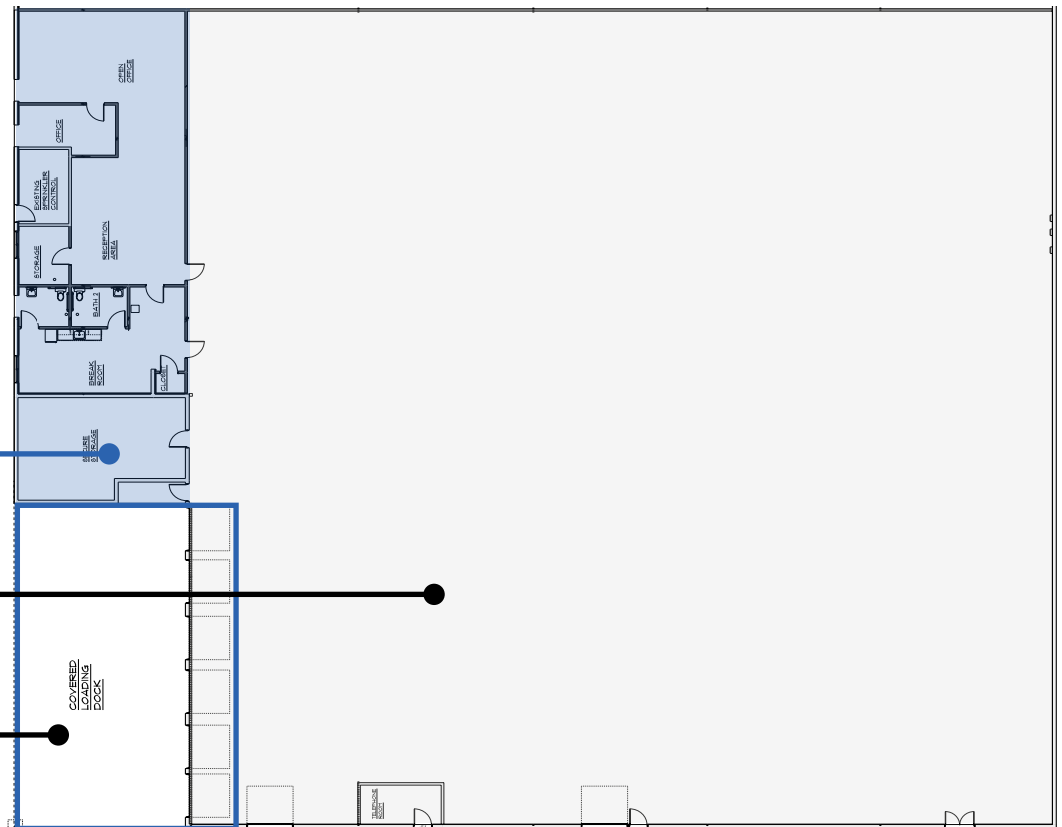
Space Highlights

- » 25,193 SF
- » 7 Dock-High Doors
- » 1 Drive-In Door
- » Brand New Office Space
- » 36,000+ SF of Fenced Yard
- » 3Phase, 480 V, 600 amp with ability to raise to 4000 amp

2,754 SF New Office Space

22,439 SF Open Warehouse

Covered Loading Dock (6 Bays)



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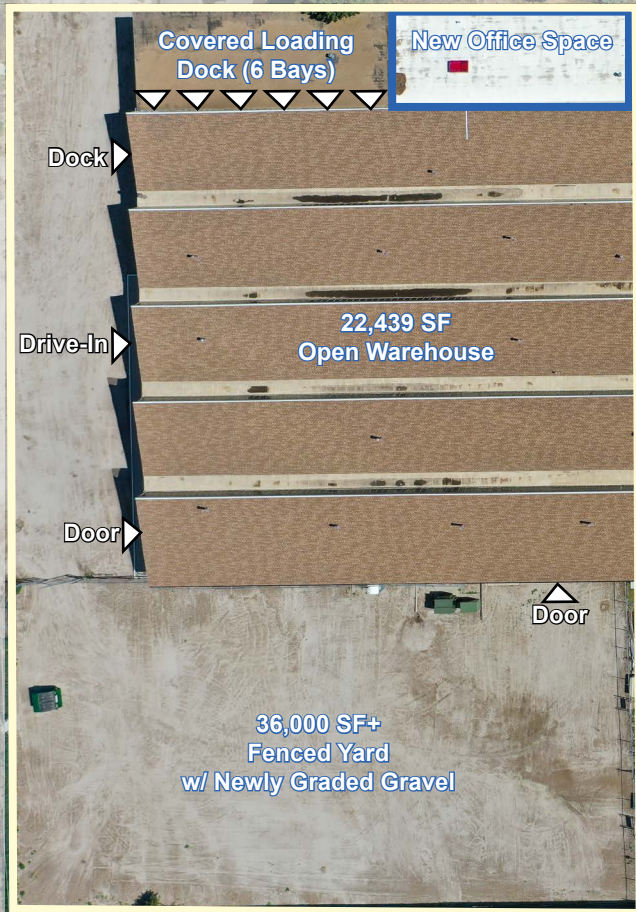
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MALMAN
REAL ESTATE

E. 48th Avenue



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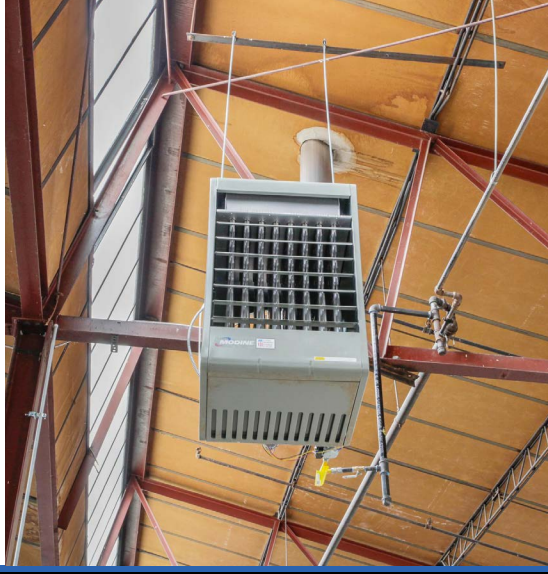
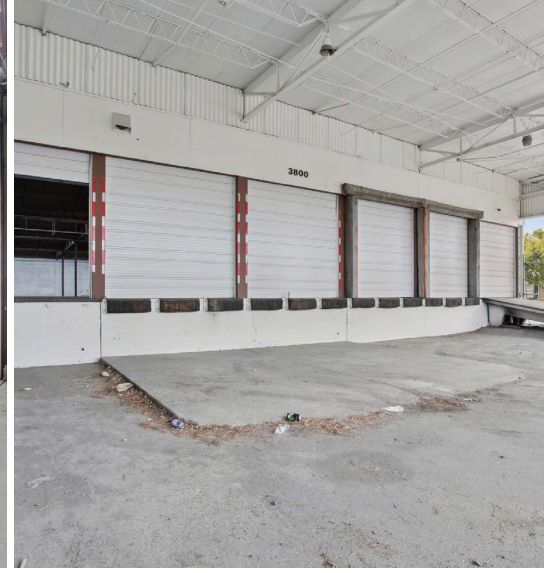
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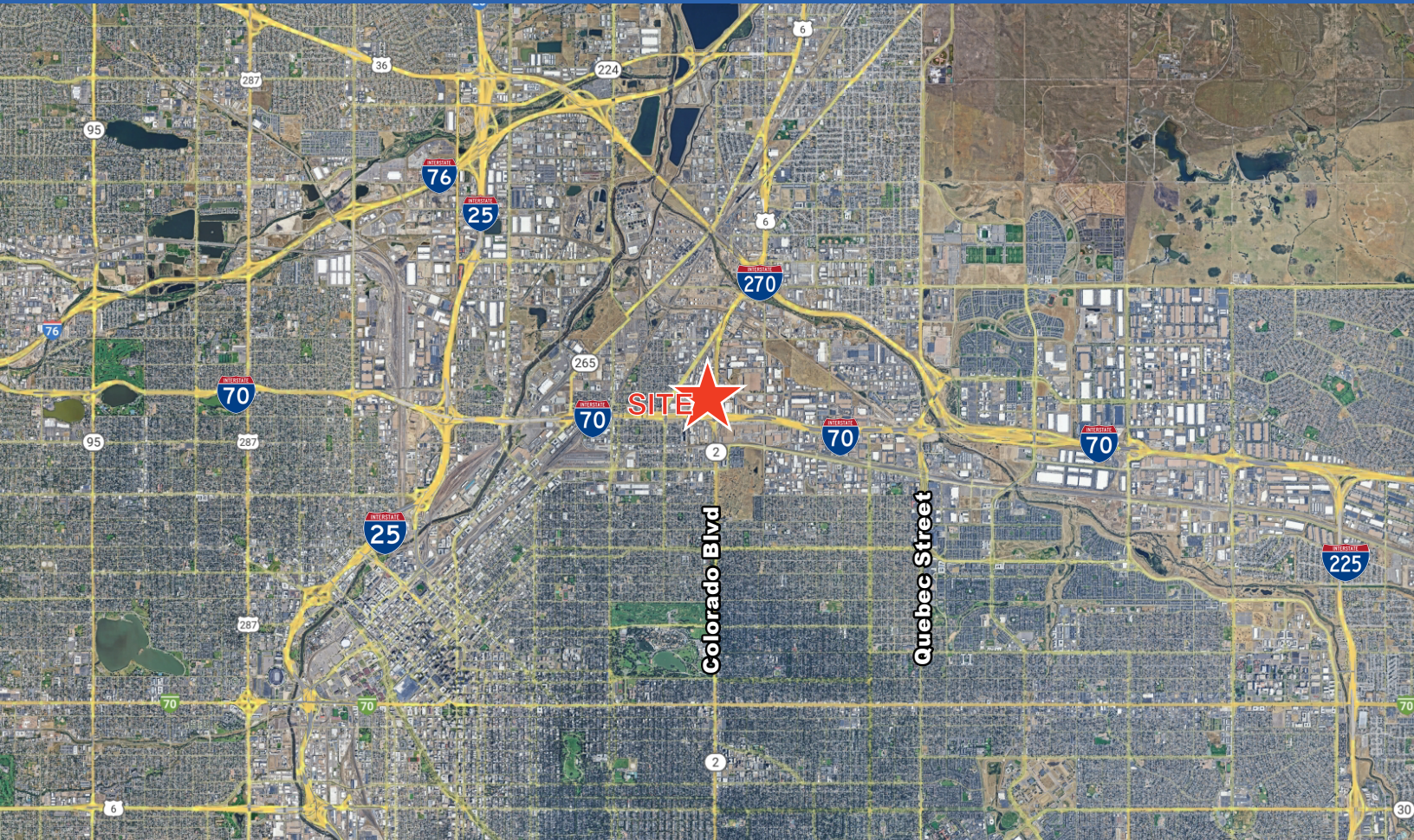
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Location & Area Amenities

- » Strategic Industrial Location: Close proximity to I-70, I-25, and I-270. Easy access to Union Pacific and BNSF rail lines
- » Transportation Infrastructure: Near RTD's N Line (48th & Brighton Station connects to Union Station and downtown), DIA is 15-20 minutes away
- » Emerging Development Zone: National Western Center redevelopment includes 250 AC campus for events, education, and agribusiness



Lease Rate: \$9/SF NNN

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